

From: Bisnow San Francisco
To: [Rich Constantine](#)
Subject: CRE's End-Of-Cycle Investment Strategy: Blackstone Invests In GI Partners
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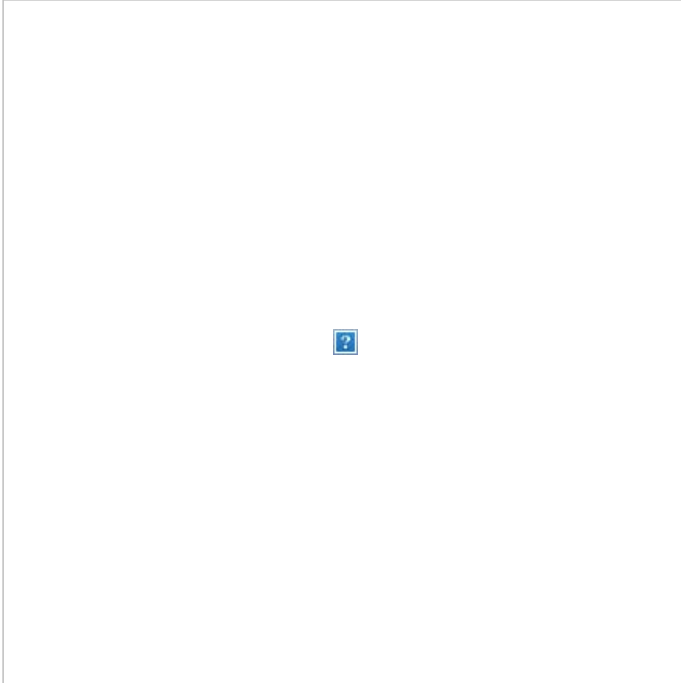


March 7, 2019

CRE's End-Of-Cycle Investment Strategy Looks Very Different Than It Did Before The Recession

[*Prologis, Brookfield And JLL Spark Discuss Impact Investing, The Value Of Tech In CRE And More At San Francisco CRE Tech May 9*](#)

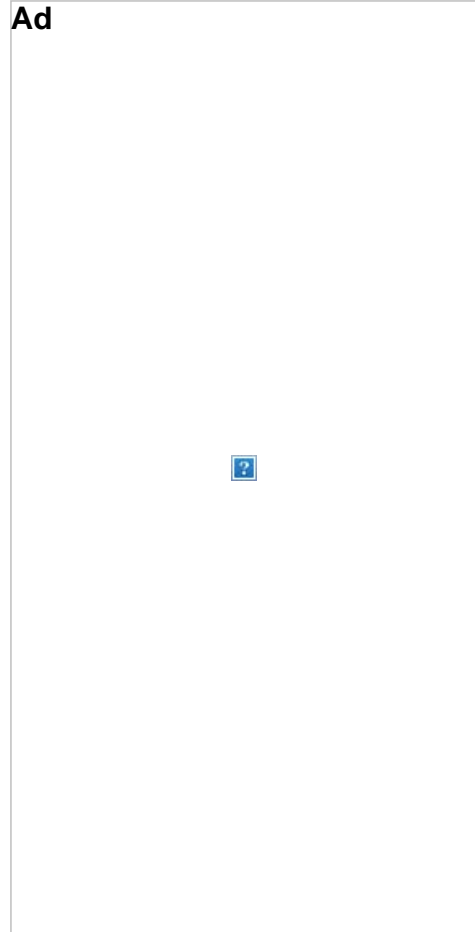
The global economy is widely predicted to be approaching its first downturn since the Great Recession over the next two years, but the commercial real estate investment environment looks completely different than it did at the end of the last cycle.



In a cycle's late stages, real estate investors are [targeting industrial and multifamily](#) as the asset classes to have when the music finally stops, multiple industry experts have told Bisnow. That stands in stark contrast to the years leading up to the [Great Recession](#), when office...

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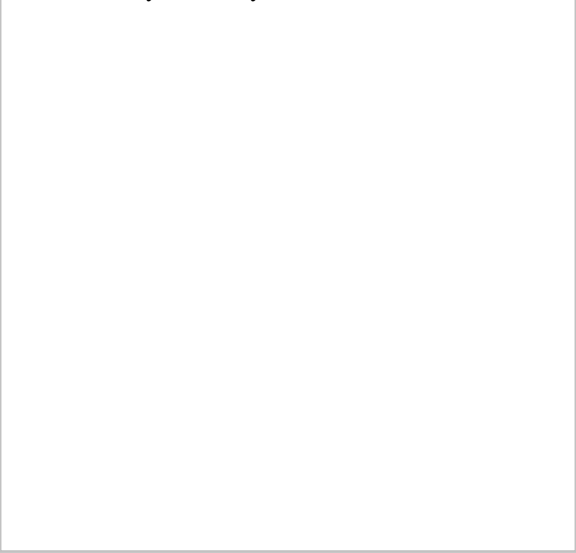


Blackstone Buys Minority Stake In GI Partners

[Blackstone](#) Alternative Asset Management's Strategic Capital Group has acquired a minority stake in San Francisco-based [GI Partners](#), a move the firm had been contemplating since late last year. The investment by Blackstone's hedge fund business for an undisclosed amount gives...

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Interest Rates Up, Cap Rates Barely Budge

The Fed [hiked interest rates](#) four times in 2018 and the yields on 10-year Treasurys ended the year up 30 basis points, but despite these macroeconomic factors, U.S. CRE cap rates overall haven't moved that much recently, according to new reports by CBRE and Cushman & Wakefield. There have been modest...

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Traditional Retail May Be Hurting, But Properties Can Thrive As Niche Entertainment Centers

CHICAGO — The one-two punch of recession and the [rise of e-commerce](#) about a decade ago hit the nation's retail sector hard, but some landlords still place bets on struggling shopping centers plagued by vacancies. They believe that as long as properties have great locations and a careful curation of tenants invulnerable to internet competition, these once-distressed lifestyle centers and malls can thrive in the modern era. One of the main strategies to retail success: transforming centers into community gathering spaces.

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Opportunity Zone Investors Weighing Risk vs. Social Impact In Program's Early Days

As developers and investors look for the ways opportunity zone deals can work for their business, the question is now shifting to how these deals will work for communities.

“In whatever investments you chose to make, I would just think long and hard about whether you think those investments are in the spirit of the program,” Margaret Anadu, the head of the Urban Investment Group at Goldman Sachs, said at *Bisnow*’s 2019 NYC Opportunity Zones Summit Tuesday morning.

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